



## City of Santa Barbara

Community Development Department

### Memorandum

**DATE:** April 8, 2010

**TO:** Historic Landmarks Commission

**FROM:** Jaime Limón, Senior Planner  
Heather Baker, AICP, Project Planner  
Tony Boughman, Planning Technician II

**SUBJECT:** Neighborhood Preservation Ordinance Two-Year Review  
Final Draft Review of Single Family Residential Design Guidelines  
and Single Family Design Board Guidelines

### ATTACHMENTS:

1. Additional Pending Guideline Revisions
2. 3/30/10 Ordinance Committee Council Agenda Report, Attachment 1: Proposed Ordinance Revisions
3. 4/12/10 Draft Single Family Residential Design Guidelines
4. SFRDG and SFDB Guidelines Revisions List

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Since January 2010, at Council's direction, Staff has met with a subcommittee of the SFDB three times and the full SFDB twice to review proposed changes to the Single Family Residential Design Guidelines (SFRDG) and Single Family Design Board Guidelines (SFDBG) and Neighborhood Preservation Ordinance related revisions. Revisions have also been presented to the Planning Commission and Ordinance Committee. Both the guidelines and ordinance proposals are planned to be presented to Council for adoption consideration April 27, 2010. HLC review of the proposed Ordinance changes, SFRDG and SFDB Guidelines and is requested.

Attached is the March 30, 2010 Ordinance Committee Staff report, which includes a strike-out and underline version of the proposed Ordinance revisions. A list of revisions which are proposed for the guidelines is also enclosed. A separate memo to the Commission covers the topic of project approval expirations and extensions. A copy of the 4/12/10 Draft SFRDG is also enclosed for your review.

**Additional Pending Guideline Revisions  
4/8/10**

**Single Family Design Board Guidelines**

Proposed Carport Administrative Review Criteria

- C. Carports:** Carports which meet all of the following criteria are administratively approvable:
- are not publicly visible as defined in Section 3.3
  - Carport is compatible in style and materials with the main structure.
  - Metal poles are not used as carport supports.
  - A an appropriately decoratively paved pedestrian pathway connecting the carport to the main residence is provided.
  - Landscape planting areas are located adjacent to the carport if feasible.
  - Where there is no garage on a property, at least 200 cubic feet of aesthetically integrated lockable exterior storage should be provided.

Part III: 2.9.A Time Limits on Approvals is proposed to be revised as follows:

- A. Time Limits on Approvals.** Conceptual comments are valid for one year. SFDB preliminary approval is valid for one year from the date of the approval unless a time extension or final approval has been granted in accordance with §22.69.090. Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued. See §22.69.090 for provisions for projects with multiple approvals.

**Single Family Residential Design Guidelines**

- The graphic on page 20 will be moved to it's correct location on page 21-C.
- Basement illustrations are planned for inclusion in the final printing on page 37-C.
- The pagination on page 38-TS will be resolved to avoid having only one line of guideline 18.1 text appear on the page.
- Setbacks and Required Yards graphic may be revised to better portray the front entries and interior setback.
- Colons will be used instead of periods after the new setback and yard phrases defined in the Glossary.